

ADVANCE SURVEYING & ENGINEERING CO.

5300 S. Hwy. No. 101 Minnetonka, MN 55345 Phone (952) 474 7964 Fax (952) 225 0502 WWW.ADV SUR.COM

SURVEY FOR: **MENDOTA HOMES**

SURVEYED: November, 2012

DRAFTED: November 7, 2012

REVISED: January 18, 2013 to show proposed improvements per client plans.

REVISED: January 22, 2013 to remove PRELIMINARY label and add signature.

REVISED: March 7, 2013 to show proposed dwelling, related improvements, grading, drainage and erosion control details for review.

REVISED: March 27, 2013 to show swale flattened per sandy soil information from client and note covered patio.

REVISED: July 31, 2013 to show swale widened.

REVISED: August 5, 2013 to show proposed infiltration area and deepen swale.

LEGAL DESCRIPTION:

Lots 9 and 10, Block 17, Normandale 2nd Addition, Hennepin County, Minnesota

Contains: 13,456 Sq. Ft.

SCOPE OF WORK & LIMITATIONS:

1. Showing the length and direction of boundary lines of the above legal description. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct, and that any matters of record, such as easements, that you wish shown on the survey, have been shown.
2. Showing the location of existing improvements we deemed important.
3. Setting new monuments or verifying old monuments to mark the corners of the property.
4. Showing elevations on the site at selected locations to give some indication of the topography of the site. The elevations shown relate only to the benchmark provided on this survey. Use that benchmark and check at least one other feature shown on the survey when determining other elevations for use on this site.
5. While we show your proposed garage addition and related improvements, please review this survey to be sure it is what you intend to build and obtain approvals from such governmental agencies as may have jurisdiction over your project before you make any decisions.
6. The patio is covered but some rain fall may find its way to the patio and it is important to keep the gravity flow route from the patio clear of snow and debris that could cause the basement to flood.

STANDARD SYMBOLS & CONVENTIONS:

"○" Denotes 1/2" ID pipe with plastic plug bearing State License Number 9235, set, unless otherwise noted.

CERTIFICATION:

I hereby certify that this survey was prepared by me or under my direct supervision and that I am a Professional Engineer and a Professional Surveyor under the Laws of the State of Minnesota.

James H. Parker P.E. & P.S. No. 9235

#123297 - 6532 Wilryan Ave - New Rain Garden 8-8-13
04.116.21.24.0102

**CONCEPT
APPROVED**

by Mike Kuisle
Date 8-8-13
City of Edina Eng. Dept.

WARNING
Call 651 484 0002 before digging for
underground utility locations
REQUIRED BY LAW

LEGEND

DENOTES EXISTING SPOT ELEVATION

DENOTES PROPOSED SPOT ELEVATION

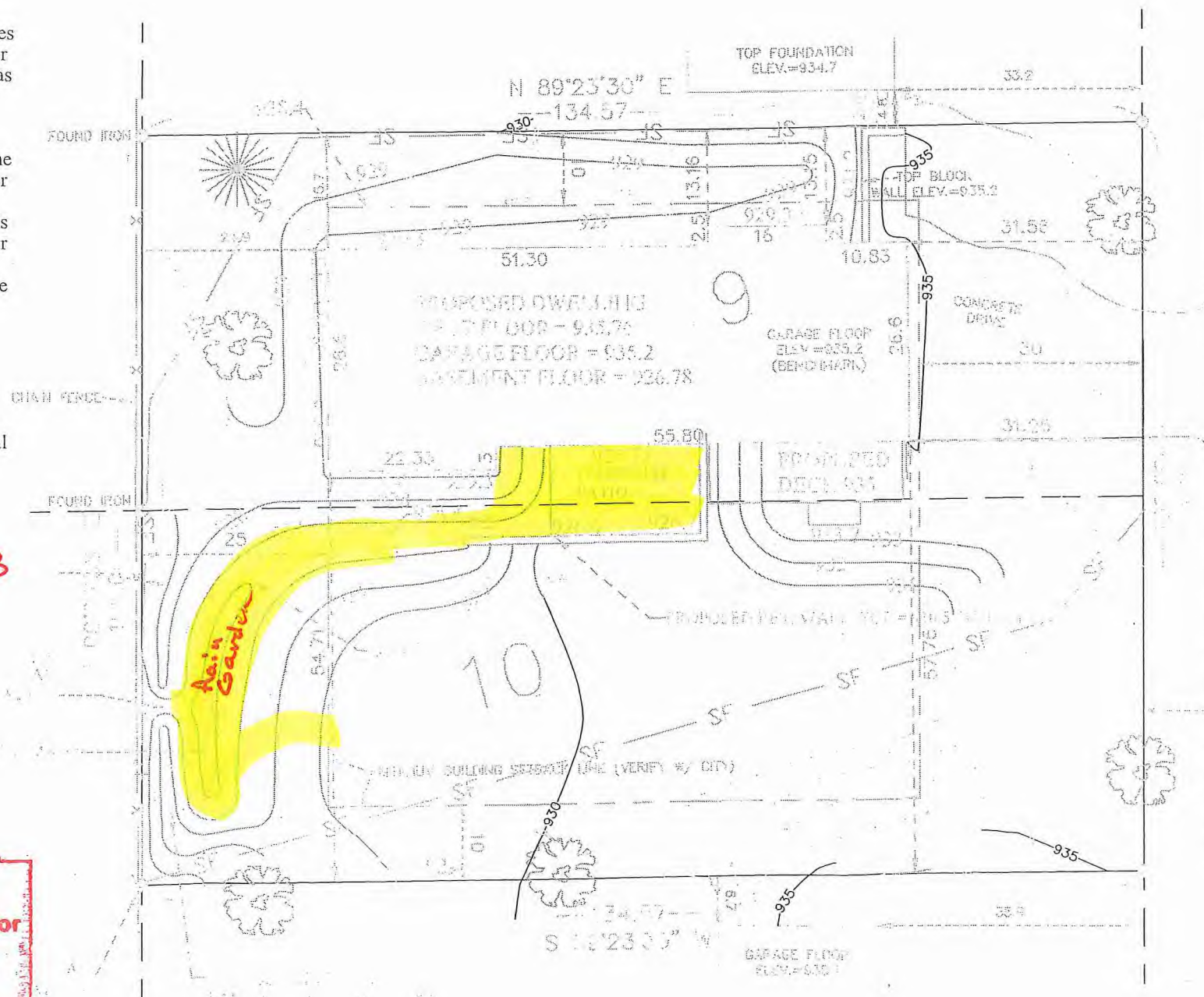
DENOTES EXISTING CONTOUR LINE

DENOTES PROPOSED CONTOUR LINE

DENOTES PROPOSED STORM FLOW

DENOTES PROPOSED SILT FENCE

**THIS PLAN MUST BE
MAINTAINED AND
ACCESSIBLE ON THE
CONSTRUCTION SITE**



GENERAL NOTES

- LANDSCAPE CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS ON PROPERTY WITH THE GENERAL CONTRACTOR AND BY CALLING GOPHER STATE ONE CALL PRIOR TO STAKING PLANT LOCATIONS.
- COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATIONS WITH OTHER CONTRACTORS WORKING ON SITE.
- WHERE EXISTING TREES AND/OR SIGNIFICANT SHRUBS MASSINGS ARE FOUND ON SITE, WHETHER SHOWN ON THE DRAWING OR NOT, THEY SHALL BE PROTECTED AND SAVED UNLESS NOTED TO BE REMOVED AND/OR ARE IN AN AREA TO BE GRADED, ANY QUESTION REGARDING WHETHER PLANT MATERIAL SHOULD REMAIN OR NOT SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO REMOVAL.
- ALL EXISTING TREES TO REMAIN TO BE FERTILIZED AND PRUNED TO REMOVE DEAD WOOD AND DAMAGED OR RUBBING BRANCHES.
- B&B TREES AND SHRUBS ARE BALLED AND BURLAPED.
- NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT BY THE LANDSCAPE CONTRACTOR PRIOR TO THE SUBMISSION OF A BID AND/OR QUOTATION.
- ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN.
- CONTRACTOR IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL PROVIDE A WRITTEN REQUEST FOR THE OWNER ACCEPTANCE INSPECTION. WARRANTY FOR LANDSCAPE MATERIALS SHALL BEGIN ON THE DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT AFTER THE COMPLETION OF PLANTING OF ALL LANDSCAPE MATERIALS. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.
- CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF OWNER ACCEPTANCE WITH ALL REPLACEMENTS TO BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER.

PLANTING SPECIFICATIONS

- BACKFILL SOIL: USE SOIL EXCAVATED FROM PLANTING HOLES AND PROVIDE AMENDMENTS. REMOVE ALL DEBRIS INCLUDING ROCKS LARGER THAN 3" DIAMETER.
- FERTILIZATION: ALL PLANT MATERIALS SHALL BE FERTILIZED, UPON INSTALLATION, WITH DRIED BONE MEAL OR OTHER SPECIFIED FERTILIZER MIXED IN WITH THE PLANTING SOIL PER THE MANUFACTURER'S INSTRUCTIONS UNLESS NOTED OTHERWISE.
- MULCH MATERIAL: AS SPECIFIED ON THE LANDSCAPE PLANS. ALL EVERGREEN AND DECIDUOUS TREES TO RECEIVE 3-5" DEEP SHREDDED HARDWOOD MULCH WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK.
- TREE STAKING: IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO STAKE AND/OR GUY THE TREES ACCORDING TO THE DETAILS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE EVERY STEP NECESSARY TO MAINTAIN THE TREES AND SHRUBS IN AN UPRIGHT AND PLUMB CONDITION AT ALL TIMES UNTIL THE END OF THE PLANT GUARANTEE PERIOD ESPECIALLY WHERE VANDALISM, SOIL OR WIND CONDITIONS ARE A PROBLEM.
- TREE WRAPPING: WRAPPING MATERIAL SHALL BE QUALITY, HEAVY WATERPROOF CREPE PAPER MANUFACTURED FOR THIS PURPOSE. WRAP ALL DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO 12-1 AND REMOVE ALL WRAPPING AFTER 5-1.
- RODENT PROTECTION: PROVIDE ON ALL TREES, EXCEPT SPRUCE UNLESS OTHERWISE SPECIFIED.
- PLANTING PLAN: ALL PROPOSED PLANTS SHALL BE LOCATED CAREFULLY AS SHOWN ON THE PLANS. PLAN TAKES PRECEDENCE OVER PLANT SCHEDULE IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS TAKE PRECEDENCE OVER NOTES. RESPECT STATED DIMENSIONS. DO NOT SCALE DRAWINGS.

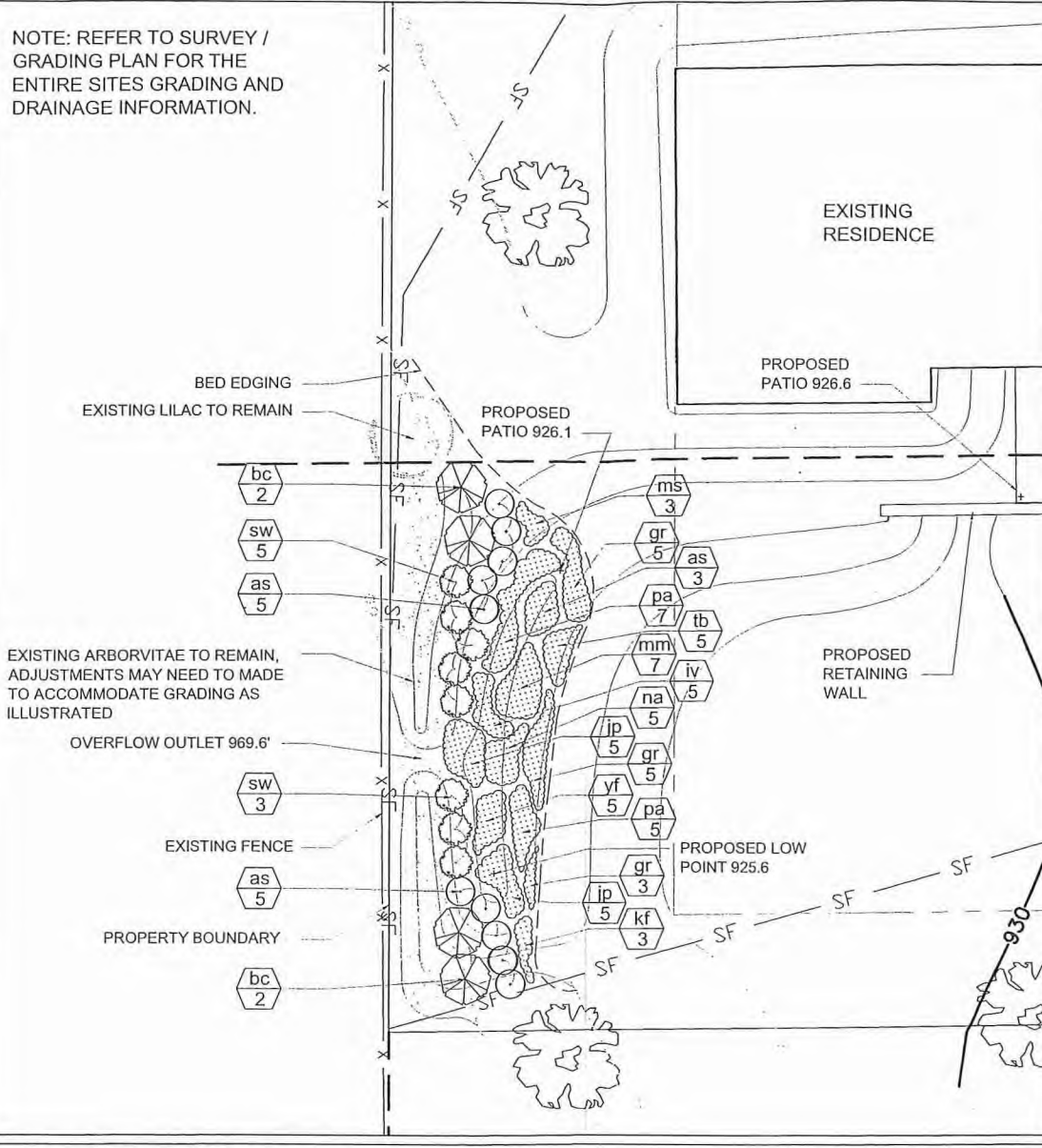
PLANTING NOTES

- NO PLANTING TO BE INSTALLED UNTIL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL PLANT MATERIAL LOCATIONS MUST BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY AND ALL DIGGING.
- IF THE LANDSCAPE CONTRACTOR PERCEIVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS, OR ANY OTHER SITE CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT MATERIAL ESTABLISHMENT, SURVIVAL, OR GUARANTEE, THEY SHALL BRING THESE DEFICIENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. SHOULD AN ADJUSTMENT BE ADVISED, THE LANDSCAPE ARCHITECT MUST BE NOTIFIED.
- ALL PLANTS TO BE INSTALLED AS PER PLANTING DETAILS.
- ONE SHRUB PER TYPE AND SIZE IN EACH PLANTING BED AND EVERY TREE SHALL BE CLEARLY IDENTIFIED (COMMON AND/OR LATIN NOMENCLATURE) WITH A PLASTIC TAG WHICH SHALL NOT BE REMOVED PRIOR TO OWNER ACCEPTANCE.
- SEED ALL AREAS DISTURBED DUE TO GRADING OTHER THAN THOSE AREAS NOTED TO RECEIVE SOD. REFER TO GRADING PLAN FOR SEED MIX.
- REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.
- PLANT INSTALLATION SHALL OCCUR DURING GROWING SEASON FROM APRIL THROUGH OCTOBER. ANY VEGETATION PLANTED OUTSIDE OF THIS PERIOD SHALL OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.

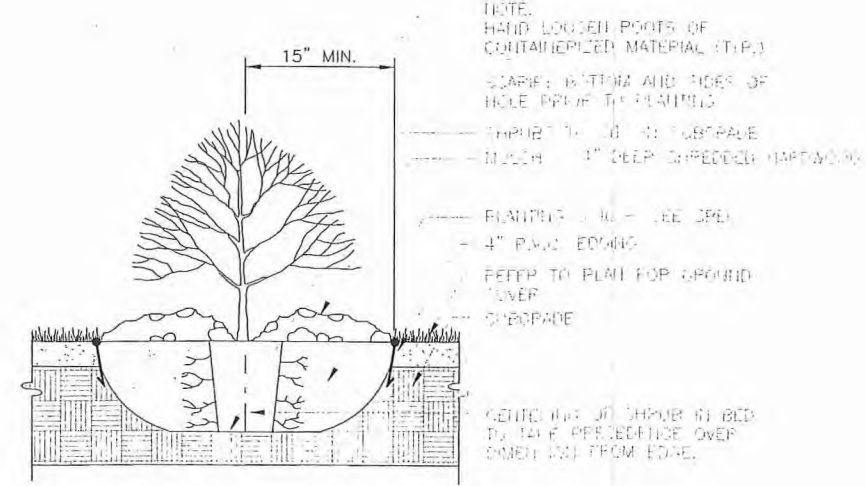
SHEET NOTES

- CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE COMMENCEMENT OF LANDSCAPE INSTALLATIONS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF DISCREPANCIES OR VARIATIONS FROM THE PLANS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF EDINA STANDARDS.
- PLAN DEVELOPED FROM SURVEY BY ADVANCE SURVEY & ENGINEERING COMPANY DATED AUGUST 5, 2013. PATTEN LANDSCAPE ARCHITECTURE, LLC. RETAINS THE RIGHT TO DEPEND ON THE REFERENCED DRAWING TO DEVELOP RAIN GARDEN PLANS, ALL REVISIONS TO THE DESIGN BASED ON PLAN INACCURACIES SHALL BE THE RESPONSIBILITY OF THE CLIENT.
- THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF PATTEN LANDSCAPE ARCHITECTURE, LLC.. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH THEY WERE PREPARED. REUSE, REPRODUCTION, OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED EXCEPT WITH WRITTEN PERMISSION FROM EDELWEISS DESIGN, INC. TITLE TO THESE DRAWINGS REMAINS TO PATTEN LANDSCAPE ARCHITECTURE, LLC. WITHOUT PREJUDICE, AND VISUAL CONTACT WITH THEM SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF SAID RESTRICTIONS.

NOTE: REFER TO SURVEY / GRADING PLAN FOR THE ENTIRE SITES GRADING AND DRAINAGE INFORMATION.



RAINGARDEN PLAN VIEW



SHRUB PLANTING DETAIL

PLANTING SCHEDULE

CODE	QTY	COMMON NAME / LATIN NAME	SIZE	ROOT	REMARKS
SHRUBS					
bc	4	BLACK CHOKEBERRY	#3		PLANT 4'-0" O.C.
as	10	ARONIA MELANOCARPA ELATA	CONT		PLANT 3'-0" O.C.
sw	8	WEIGELA JAPONICA 'ALPINA'	#2		PLANT 3'-0" O.C.
		WEIGELA FLORIDA 'BOKRASPIW'(PPAF)	CONT		
PERENNIALS/GRASSES					
as	3	AUTUMN JOY SEDUM	1 QRT		PLANT 2'-0" O.C.
gr	13	GOLDSTRUM RUDBECKIA	1 QRT		PLANT 2'-0" O.C.
iv	5	BLUE FLAG IRIS	1 QRT		PLANT 2'-0" O.C.
ms	3	FLAME MISCANTHUS	1 QRT		PLANT 3'-0" O.C.
ip	10	JOE-PYE WEED	1 QRT		PLANT 2'-6" O.C.
na	5	NEW ENGLAND ASTER	1 QRT		PLANT 2'-0" O.C.
tb	5	ASTER NOVAE-ANGIAE	1 QRT		PLANT 1'-6" O.C.
pa	12	PURPLE DOME ASTER	1 QRT		PLANT 2'-0" O.C.
yf	5	VARIEGATED YELLOW FLAG IRIS	1 QRT		PLANT 1'-6" O.C.
mm	7	MARSH MARGOLD	1 QRT		PLANT 1'-6" O.C.
kf	3	KARL FOERSTER CALAMAGROSTIS	1 QRT		PLANT 1'-6" O.C.

QUANTITIES SHOWN IN THE PLANTING SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.

RAINGARDEN INFILTRATION SPECIFICATIONS

A. PLANTING SOIL
THE INFILTRATION AREAS SHALL CONSIST OF PLANTING SOIL HAVING A COMPOSITION OF AT LEAST 10 TO 25 % CLAY AND SHALL BE OF A SANDY LOAM OR LOAMY SAND TEXTURE. LOAMY SOILS MAY BE UTILIZED FOR THE PLANTING SOIL BUT MUST CONSIST OF 35% SAND. IN ADDITION, THE FURNISHED PLANTING SOIL SHALL BE OF UNIFORM COMPOSITION, FREE OF STONES, STUMPS, ROOTS OR SIMILAR OBJECTS LARGER THAN ONE INCH, BRUSH, OR ANY OTHER MATERIAL OR SUBSTANCE WHICH MAY BE HARMFUL TO PLANT GROWTH, OR A HINDRANCE TO PLANTING OR MAINTENANCE OPERATIONS.

THE PLANTING SOIL SHALL BE FREE OF PLANTS OR PLANT PARTS OF BERMUDA GRASS, QUACK GRASS, JOHNSON GRASS, MUGWORT, NUTSEDGE, POISON IVY, CANADIAN THISTLE OR OTHER NOXIOUS PLANT SPECIES.

IT SHALL NOT CONTAIN TOXIC SUBSTANCES HARMFUL TO PLANT GROWTH.

THE PLANTING SOIL SHALL BE TESTED AND MEET THE FOLLOWING CRITERIA:

pH RANGE	5.5 - 6.5
ORGANIC MATTER	1.5 - 3.0%
MAGNESIUM - Mg	35 LBS./ACRE
PHOSPHORUS - P205	100 LBS./ACRE
POTASSIUM - K2O	85 LBS./ACRE
SOLUBLE SALTS	NOT TO EXCEED 500 ppm

THE FOLLOWING TESTING FREQUENCIES SHALL APPLY TO THE ABOVE SOIL CONSTITUENTS:
1. pH, ORGANIC MATTER: 1 TEST PER 90 CUBIC YARDS, BUT NO MORE THAN 1 TEST PER INFILTRATION AREA.
2. MAGNESIUM, PHOSPHORUS, POTASSIUM, SOLUBLE SALTS: 1 TEST PER 500 CU YARDS, BUT NO LESS THAN 1 TEST PER BURROW SOURCE.

ONE GRAIN SIZE ANALYSIS SHALL BE PERFORMED PER 90 CUBIC YARD OF PLANTING SOIL, BUT NO LESS THAN 1 TEST PER INFILTRATION AREA.

THIS PLAN MUST BE MAINTAINED AND ACCESSIBLE ON THE CONSTRUCTION SITE

WARNING
Call 651 454 0002 before digging for underground utility locations
REQUIRED BY LAW

North arrow and scale bar (0 to 16 feet).
Call 48 Hours before digging
GOPHER STATE ONE CALL
Twin Cities Area 651-454-0002
MN. Toll Free 1-800-252-1166

Patten Landscape Architecture, LLC.
Princeton, MN
Phone: 763-350-3913

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.
Date: 8/5/2013 Lic. No.: 41458

SURVEYED	NA	DESIGNED	DWP	DRAWN	DWP	CHECKED	ED
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STEVE & JENN TERRY RESIDENCE
8920 E. BUSH LAKE ROAD
BLOOMINGTON, MN 55438
CONCEPT LANDSCAPE PLAN

PROJECT NUMBER: -
DATE: August 5, 2013
SHEET NUMBER: L1.0